



Order Filed on August 14, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1(b) 824924 PHELAN HALLINAN DIAMOND & JONES, PC 1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103 856-813-5500 Attorneys for SELENE FINANCE, LP, AS SERVICER FOR MTGLQ INVESTORS, L.P.
In Re: ACB RECEIVABLES MANAGEMENT, INC. Debtor

Case No.: 16-27343 - CMG

Hearing Date: 08/13/2019

Judge: CHRISTINE M. GRAVELLE

Chapter: 7

Recommended Local Form: ☐ Followed ☒ Modified

ORDER GRANTING MOTION FOR RELIEF PURSUANT TO 11 U.S.C. §362(d), NUNC PRO TUNC, TO VALIDATE ALL FORECLOSURE PROCEEDINGS RETROACTIVELY TO MARCH 7, 2017 AS WELL AS THE FINAL JUDGMENT ENTERED MACH 2, 2018 AND THE DECEMBER 11, 2018, SHERIFF'S SALE

____ The relief set forth on the following page is hereby **ORDERED**.

DATED: August 14, 2019

A handwritten signature in black ink, reading "Christine M. Gravelle", is written over a horizontal line.
Honorable Christine M. Gravelle
United States Bankruptcy Judge

Upon the motion of SELENE FINANCE, LP, AS SERVICER FOR MTGLQ INVESTORS, L.P., under Bankruptcy Code section 362(a) for relief from the automatic stay pursuant to §362(d), Nunc Pro Tunc, to Validate all foreclosure proceedings retroactively to March 7, 2017 as well as the Final Judgment entered March 2, 2018 and the December 11, 2018, Sheriff's Sale, as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated pursuant to §362(d), Nunc Pro Tunc, to Validate all foreclosure proceedings retroactively to March 7, 2017 as well as the Final Judgment entered March 2, 2018 and the December 11, 2018, Sheriff's Sale as to the subject property, to permit the Movant to continue with its State Court Rights in the following:

☒ Real Property more fully described as:

645 INNKEEPER LANE, TOMS RIVER, NJ 08757

It is further **ORDERED** that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further **ORDERED** that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16

Imaged Certificate of Notice Page 3 of 5

United States Bankruptcy Court
District of New JerseyIn re:
ACB Receivables Management, Inc.
DebtorCase No. 16-27343-CMG
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 3
Total Noticed: 1

Date Rcvd: Aug 15, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 17, 2019.

db #+ACB Receivables Management, Inc., 19 Main Street, Asbury Park, NJ 07712-7012

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 17, 2019

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 15, 2019 at the address(es) listed below:

Alan I. Moldoff on behalf of Defendant The Bancorp Bank amoldoff@eckertseamans.com
 Alan I. Moldoff on behalf of Creditor The Bancorp Bank amoldoff@eckertseamans.com
 Alekandra Kaplun on behalf of Defendant Bank of America, N.A. akaplun@mcguirewoods.com
 Allen I Gorski on behalf of Mediator Allen I. Gorski agorski@gorskiknowlton.com
 Allen I Gorski on behalf of Creditor Center for Ambulatory Surgery, LLC
 agorski@gorskiknowlton.com
 Allen I Gorski on behalf of Mediator Allen I. Gorski, Esq. agorski@gorskiknowlton.com
 Andrew L. Spivack on behalf of Creditor THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL
 ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK,
 AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORAT nj.bkecf@fedphe.com
 Andrew M. Lubin on behalf of Creditor Select Portfolio Servicing, Inc. as servicing agent for
 Deutsche Bank National Trust Company bkecf@milsteadlaw.com, alubin@milsteadlaw.com
 Ann F. Kiernan on behalf of Creditor Mid Jersey Endodontic Group ann@kiernanlaw.net
 Anthony Sodono, III on behalf of Mediator Anthony Sodono asodono@msbnj.com
 Benjamin W. Spang on behalf of Counter-Claimant PNC Bank, N.A. bspang@dilworthlaw.com
 Charles G. Wohlrab on behalf of Creditor U.S. Bank National Association, as Trustee,
 successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of
 America, N.A., as Trustee, successor by merger to LaSalle Ba cwohrlab@LOGS.com,
 njbankruptcynotifications@logs.com
 Daniel E Straffi on behalf of Plaintiff Daniel E. Straffi, Chapter 7 Trustee
 bktrustee@straffilaw.com,
 G25938@notify.cincompass.com/familyclient@straffilaw.com/bktrustee@straffilaw.com/dstraffi@ecf.ax
 osfs.com
 Daniel E Straffi on behalf of Counter-Defendant Daniel E. Straffi, Trustee
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 Daniel E. Straffi on behalf of Plaintiff Daniel E. Straffi, Chapter 7 Trustee
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 Daniel E. Straffi on behalf of Trustee Daniel E. Straffi bktrustee@straffilaw.com,
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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

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Denise E. Carlson on behalf of Creditor Roundpoint Mortgage Servicing Corp
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Douglas A. Goldstein on behalf of Creditor Central Jersey Emergency Medicine Associates, P.C.
dgoldstein@selawfirm.com, bspector@selawfirm.com
Francesca Ann Arcure on behalf of Creditor Deutsche Bank National Trust Company, as Trustee
on behalf of the Holders of the J.P. Morgan Mortgage Acquisition Trust 2007- CH1 Asset Backed
Pass-Through Certificates, Series 2007-CH1 NJ_ECF_Notices@McCalla.com,
NJ_ECF_Notices@McCalla.com
Francis P. Maneri on behalf of Defendant PNC Bank, N.A. fmaneri@dilworthllaw.com,
smurphy@dilworthllaw.com
Francis P. Maneri on behalf of Creditor PNC Bank, National Association
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Ira Deiches on behalf of Mediator Ira Deiches ideiches@deicheslaw.com
J. Nicole Knox on behalf of Interested Party Abraham Edwards jnk@spsk.com
James A. Kellar on behalf of Defendant Capital One Bank jkellar@mccarter.com
James Patrick Shay on behalf of Creditor BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED
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James Patrick Shay on behalf of Creditor THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL
ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK
ET.AL. jpshay@mdwcg.com, jpshay@gmail.com
James Patrick Shay on behalf of Creditor U.S BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER
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jpshay@gmail.com
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Karen Wachs on behalf of Attorney Professional Assistance Program ksw@beinlaw.com
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Nicholas V. Rogers on behalf of Creditor THE BANK OF NEW YORK AS TRUSTEE FOR THE
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N.A. AS TRUSTEE FOR RAMP 2003-RS10 nj.bkecf@fedphe.com
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Sherri Jennifer Smith on behalf of Creditor SELENE FINANCE, LP, AS SERVICER FOR MTGLQ
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Sherri Jennifer Smith on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE
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Sherri Jennifer Smith on behalf of Creditor WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE
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TOTAL: 72